

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Redwood City

State: CA

PJ's Total HOME Allocation Received: \$4,575,903

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	92	
<u>Program Progress:</u>						
% of Funds Committed	92.89 %	92.79 %	39	92.82 %	47	47
% of Funds Disbursed	81.17 %	81.26 %	45	82.38 %	35	34
Leveraging Ratio for Rental Activities	4.83	5.53	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	49.94 %	73.66 %	71	80.69 %	9	8
% of Completed CHDO Disbursements to All CHDO Reservations***	59.22 %	60.31 %	47	67.01 %	30	31
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	59.26 %	77.64 %	75	79.23 %	12	10
% of 0-30% AMI Renters to All Renters***	40.74 %	41.54 %	46	44.47 %	40	40
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	98.15 %	91.23 %	41	93.93 %	41	46
<u>Overall Ranking:</u>			In State:	54 / 92	Nationally:	27 25
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$20,493	\$31,525		\$24,984	54 Units	90.00 %
Homebuyer Unit	\$43,333	\$19,017		\$14,192	6 Units	10.00 %
Homeowner-Rehab Unit	\$0	\$26,126		\$20,036	0 Units	0.00 %
TBRA Unit	\$0	\$2,779		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Redwood City CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,636	\$43,333	\$0
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.7	16.7	0.0	0.0
Black/African American:	20.8	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.8	0.0	0.0	0.0

ETHNICITY:

Hispanic	37.7	83.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	54.7	0.0	0.0	0.0
2 Persons:	28.3	0.0	0.0	0.0
3 Persons:	11.3	16.7	0.0	0.0
4 Persons:	3.8	16.7	0.0	0.0
5 Persons:	0.0	66.7	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.9	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.2	0.0	0.0	0.0
Elderly:	28.3	0.0	0.0	0.0
Related/Single Parent:	22.6	16.7	0.0	0.0
Related/Two Parent:	7.5	83.3	0.0	0.0
Other:	11.3	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.4	0.0 [#]
HOME TBRA:	56.6	
Other:	5.7	
No Assistance:	28.3	

of Section 504 Compliant Units / Completed Units Since 2001 25

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Redwood City State: CA Group Rank: 27
 (Percentile)
 State Rank: 54 / 92 PJs Overall Rank: 25
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	49.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	59.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	59.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.15	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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